

City Council
Atlanta, Georgia

01-0-0056

AN ORDINANCE
BY: ZONING COMMITTEE

Z-00-95
12/11/00

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **170 Chester Avenue, S.E.**, be changed from the **R-5 (Two-Family Residential)** District, to the **C-2 (Commercial Service)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **13** of the **14th** District, **Fulton** County, Georgia, being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the Suffix "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

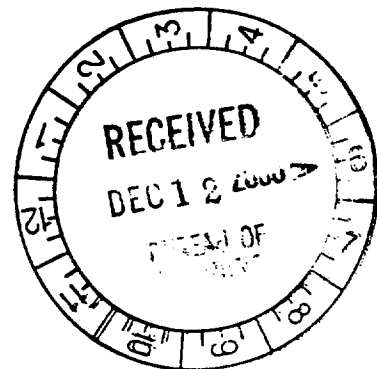
170 CHESTER AVE S.E.

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 13,
14TH DISTRICT OF FULTON COUNTY, GEORGIA, AND BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A REBAR FOUND ON THE EASTERN RIGHT OF WAY OF
CHESTER AVENUE 274 FEET SOUTHERLY ALONG SAID EASTERN RIGHT OF
WAY FROM THE CORNER FORMED BY THE INTERSECTION OF THE EASTERN
RIGHT OF WAY OF CHESTER AVENUE AND THE SOUTHERN RIGHT OF WAY
OF KIRKWOOD AVENUE; RUNNING THENCE SOUTH 83 DEGREES 55 MINUTES
09 SECONDS EAST 117.30 FEET TO AN IRON PIN SET; RUNNING THENCE
SOUTH 04 DEGREES 51 MINUTES 58 SECONDS WEST 52.00 FEET TO A
REBAR FOUND; RUNNING THENCE NORTH 85 DEGREES 51 MINUTES 37
SECONDS WEST 117.40 FEET TO A REBAR FOUND ON THE EASTERN RIGHT
OF WAY OF CHESTER AVENUE; RUNNING THENCE NORTH 04 DEGREES 59
MINUTES 18 SECONDS EAST 55.98 FEET ALONG THE EASTERN RIGHT OF
WAY OF CHESTER AVENUE TO A REBAR FOUND AND THE POINT OF
BEGINNING; ALL ACCORDING TO SURVEY PREPARED BY SURVEY SYSTEMS
AND ASSOCIATES, INC., DATED JUNE 8, 2000; BEING THE SAME PROPERTY
CONVEYED IN DEED RECORDED AT DEED BOOK 24555, PAGE 282, FULTON
COUNTY, GEORGIA RECORDS; BEING KNOWN AS 170 CHESTER AVENUE,
ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN FULTON
COUNTY, GEORGIA.

2-00-95



01-0-0056

(Do Not Write Above This Line)

AN ORDINANCE 2-00-95
BY: ZONING COMMITTEE

AN ORDINANCE TO REZONE FROM THE R-5
(TWO-FAMILY RESIDENTIAL) DISTRICT
TO THE C-2 (COMMERCIAL SERVICE) DISTRICT
PROPERTY LOCATED AT 170 CHESTER AVENUE,
S.E., FRONTING 55.98 FEET ON THE EAST
SIDE OF CHESTER AVENUE BEGINNING
274 FEET SOUTH FROM THE SOUTHEAST
CORNER OF KIRKWOOD AVENUE. DEPTH:
117.40 FEET; AREA: .145 ACRE; LAND
LOT 13, 14TH DISTRICT, FULTON COUNTY,
GEORGIA.
OWNER: SOUTH PARK LOFTS, LLC
APPLICANT: MATTHEW ORNSTEIN
NPU-N COUNCIL DISTRICT 5

- ☐ CONSENT REFER
- ☐ REGULAR REPORT REFER
- ☐ ADVERTISE & REFER
- ☐ 1st ADOPT 2nd READ & REFER
- ☐ PERSONAL PAPER REFER

Date Referred
Referred To
Date Referred
Referred To
Date Referred
Referred To

First Reading

Committee _____
Date _____
Chair _____
Referred to _____

Committee	Date	Chair	Action: Fev, Adv, Hold (see rev. side) Others	Members
Refer To				

Committee	Date	Chair	Action: Fev, Adv, Hold (see rev. side) Others	Members
Refer To				

FINAL COUNCIL ACTION

- ☐ 2nd ☐ 1st & 2nd ☐ 3rd
- ☐ Consent ☐ V Vote ☐ RC Vote

CERTIFIED

MAYOR'S ACTION